

# Agenda

# City of Middletown Planning Board

February 1, 2017  
7:00 PM to 10:00 PM  
Common Council Chambers

**Meeting called by:** Laurence Risdal, Chairman

**Clerk:** Martina Tu, Clerk

**Members:** Laurence Risdal, John Naumchik, Nicole Hewson, Dan Higbie  
Anthony Capozella, Paul Thorn, Steven Sisco

Approval of January 4, 2017 minutes

AA Deli Grocery and Fresh Juices House Corp.  
154 Wickham Avenue  
Deli and grocery

Gen Enterprizes Inc.  
44-45 Byron Avenue  
92-space parking lot

Elvis A. Uzuriaga  
an eating and drinking establishment  
416-422 North Street

# APPLICATION

## PLANNING BOARD

### City of Middletown, New York

Date deemed complete 12/15/16  
Accepted by \_\_\_\_\_

Date 12/15/16

*Items 1, 2 and 3 are required to be completed*

1. Address of Subject Property 44-54 BYSON AVE

Section 45 Block 4 Lot 8 Current Zoning District C-2

Building N/A Existing \_\_\_\_\_ New \_\_\_\_\_ PARKING

2. Owner of Property GEN ENTERPRISES INC.

Owner's Address 35 DOLSON AVE

City MIDDLETOWN State NY Zip 10940

Phone numbers: Home: \_\_\_\_\_

Business: \_\_\_\_\_

Cell: \_\_\_\_\_

3. Applicant name Same

*If different from Owner*

Applicants Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone numbers: Home: \_\_\_\_\_

Business: \_\_\_\_\_

Cell: \_\_\_\_\_

Fax: \_\_\_\_\_

Answer 4, 5 or 6

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # 45

Classification of Occupancy requested PARKING LOT

Description of what you are requesting: 92 SPOTS OF PARKING FOR USE BY TENENTS OF 35 DOLSON AVE MIDDLETOWN NY 10940.

Uses currently in property: CURRENTLY USED AS PARKING FOR 35 DOLSON AVE TENENTS.

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking	<u>45, 4, 4</u>	<u>92 SPOTS</u>	<u>92 SPOTS</u>

Answer this section only for multiple dwellings

Lot coverage \_\_\_\_\_  
Building height \_\_\_\_\_  
Open Space \_\_\_\_\_  
Playlot \_\_\_\_\_  
Livable floor area \_\_\_\_\_  
Number of Bedrooms \_\_\_\_\_

**5. Nonconforming Use.** In the area provided, list each use for which an expansion is sought and the reason therefore. State the current use and all conditions that presently exist and those that will be created. Refer to the excerpt from the Zoning Ordinance Section 475-44. Additional sheets may be attached if required.

Same use as currently used, Parking  
For 35 DOLSON AVE TENENTS

**6. Fence and/or Parking Nonconformance.** In the area provided, list the reason(s) requested for all conditions which are not in conformance with the regulations. Indicated the requirement(s) and the amount of relief requested. Additional sheets may be attached if required.

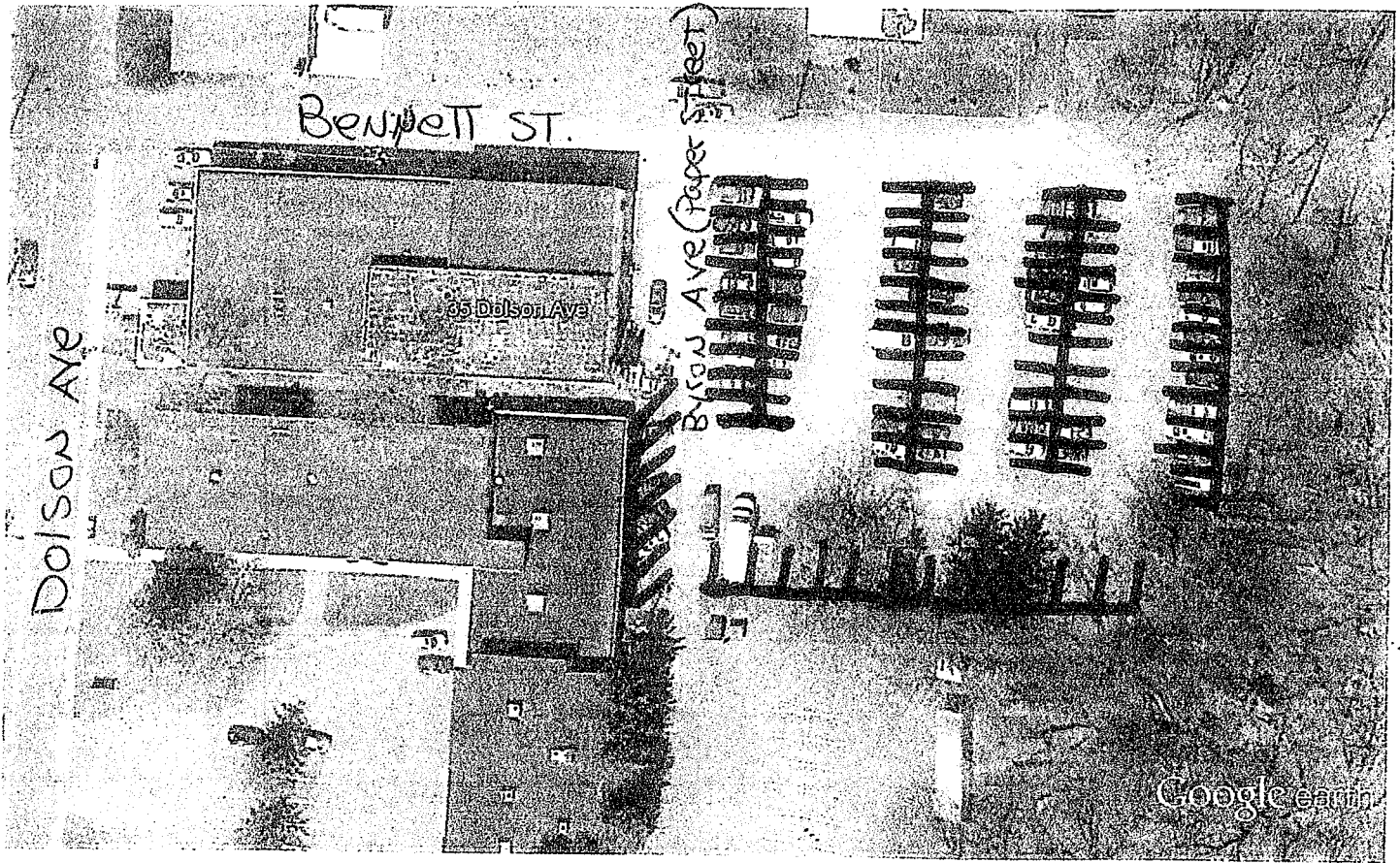
There are 4 Tenents in building at  
35 DOLSON AVE That share use of This  
parking space. We have a Total of  
92 Spaces in Lot used for customer  
vehicles, and Employee vehicles

**7. Sign at the Place Indicated**

Signature: 

Printed Name and Title: ERIC NORDLUND Pres.

Date: 12/15/16



Google earth



GEN ENTERPRISES.

4 TENANTS

92 SPOTS TOTAL

# APPLICATION

## PLANNING BOARD

### City of Middletown, New York

Date deemed complete \_\_\_\_\_  
Accepted by \_\_\_\_\_

Date \_\_\_\_\_

*Items 1, 2 and 3 are required to be completed*

1. Address of Subject Property 418 North st.

Section 6 Block 7 Lot 11 Current Zoning District C1

Building Existing X New \_\_\_\_\_

2. Owner of Property A.Z. North Holding

Owner's Address P.O. Box 347

City Monsey State NY Zip 10952

Phone numbers: Home: \_\_\_\_\_

Business: \_\_\_\_\_

Cell: 845 222 8814

3. Applicant name Elvis A Vaziriaga

*If different from Owner*

Applicants Address 84 Ellison st

City Raterson State NJ Zip 07505

Phone numbers: Home: \_\_\_\_\_

Business: \_\_\_\_\_

Cell: 9

Fax: \_\_\_\_\_

*Answer 4, 5 or 6*

4. **Special Use Permits/Site Plan Approval.** An approval for a special use permit and/or site plan approval is hereby requested. In the space provided indicate the section(s) and classification(s) of the occupancy for which you are seeking a special use permit. Included all uses which are currently or will be in the subject property. All dimensions shall be listed in the space provided. Refer to the tables at the rear of the Zoning Ordinance for requirements in UR-3, SR-3, SR-3A and SR-3B districts. Additional sheets may be attached if required.

Section # \_\_\_\_\_

Classification of Occupancy requested \_\_\_\_\_

Description of what you are requesting: Restaurant

Uses currently in property: Vacant

Title	Section Number	Required Dimensions	Actual Dimensions
Lot area			
Front yard			
Rear yard			
Side yard			
Side yard			
Parking			

*Answer this section only for multiple dwellings*

Lot coverage \_\_\_\_\_

Building height \_\_\_\_\_

Open Space \_\_\_\_\_

Playlot \_\_\_\_\_

Livable floor area \_\_\_\_\_

Number of Bedrooms \_\_\_\_\_





Signature: Elvis A Uzuriaga

Printed Name and Title: Elvis A Uzuriaga

Date: 11/17/16

**OWNER'S ENDORSEMENT**

COUNTY OF ORANGE  
STATE OF NEW YORK

Zisha Azrilavice being duly sworn, deposes and says that

he/she resides at 16 Fawn Hill Dr Airmont N.Y. 10952

in the County of Rockland and State of New York and that he/she is the


owner in fee or owner of the LLC  
OFFICIAL TITLE

Corporation which is the owner in fee of the premises described in the foregoing application and that

he/she has authorized Elvis A. Uzuriaga to make the foregoing

application for approval as described herein.

Sworn before me this 17<sup>th</sup> day of November 2016

  
Notary Public

**ALICE A. MacENTEE**  
Notary Public, State of New York  
Residing in Orange County  
My Commission Expires Mar. 30, 2019  
01MA2449140

  
OWNER'S SIGNATURE

